

**PLANNING COMMISSION MINUTES
REGULAR MEETING
MARCH 21, 2016 – 5:00 PM**

PRESENT: Chairman, Dev Sookram, Commissioners, Brad Fooker, Marty Gifford, Carl Nielsen, Mitch Sawyer, and Tom Winter, and Planning Director, Troy Anderson

ABSENT: Commissioners, Amber Barton, and Brian Wiese.

1. Call to Order. Chairman Sookram called the meeting to order at 5:00 p.m.
2. Roll Call. A roll call showed six (6) members present and two (2) absent with one (1) seat unassigned – a quorum was established.

Chairman Sookram then read the following statement: This meeting was preceded by publicized notice in the Fremont Tribune, the agenda displayed in the lobby of the Municipal Building and posted online at www.fremontne.gov in accordance with the Nebraska open meetings act, a copy of which is posted continually in the council chambers for public inspection and said meeting is open to the public. A copy of the agenda was also kept continually current and available to the public in the principle office of the Department of Planning, 400 East Military Avenue. The Planning Commission reserves the right to adjust the order of items on this agenda. This meeting is hereby declared to be duly convened and in open session.

3. Minutes of the February 15, 2016, Regular Meeting.

Chairman Sookram read the item into the record. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to dispense with the reading of the minutes and approve the minutes as provided. A roll call vote showed all members present voting aye – the motion carried unanimously.

4. Consider a request of Barbara Nishimura, on behalf of Barbara Nishimura and Misao Kuda, co-trustees of approximately 1.8 acres located at 2430 N Yager Rd., for approval of a Zoning Change from LI Limited Industrial to R-5 Mobile Home Residential.

Planning Director, Troy Anderson read Staff's Report.

Sookram then proceeded to open the floor to public hearing. The applicant, Barbara Nishimura, introduced herself, provided a brief history of the property, and proceeded to describe the reason for the request. Dave Mitchell, agent for Yager Group LLC, a neighboring property owner, opposed the request suggesting that the subject property's involvement in a blight study that, together with surrounding properties, was the impetus for a redevelopment plan for the area, and that furthering the use would be contrary to that redevelopment plan.

Hearing no other comments, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Winter, and seconded by Commissioner Fooker, to recommend disapproval of the Zoning Change. A roll call vote showed all members present voting aye, with one (1) member, Commissioner Gifford, recusing himself – the motion carried unanimously.

5. Consider an amendment to the Redevelopment Plan for the 23rd & Bell Redevelopment Area to identify a specific project, within the redevelopment area, obtain public comment, and make a recommendation to the Community Development Agency (CDA) of the City of Fremont.

Planning Director, Troy Anderson introduced Heather Carver, attorney with Cline Williams, and agent for the City, to present the request.

Sookram then proceeded to open the floor to public hearing.

Hearing none, Sookram closed the floor to public hearing and opened the floor to Commission discussion and action. Hearing no discussion, Sookram entertained a motion.

Motion: It was moved by Commissioner Fooker, and seconded by Commissioner Sawyer, to recommend approval of the Redevelopment Plan. A roll call vote showed all members present voting aye, with one (1) member, Commissioner Gifford, recusing himself – the motion carried unanimously.

6. Receive a report from the Future Land Use Plan Evaluation Subcommittee.

Commissioner Fooker advised the Commission that the Subcommittee had met twice now and that they have made additional progress with considering amendments to the Future Land Use Plan and that they are hoping to have amendments before the Commission soon.

Hearing no comments, Sookram concluded discussion of the item and proceeded to the next item on the agenda.

7. Review and consider amendments to Article 6 of the draft Unified Development Ordinance.

Planning Director, Troy Anderson introduced proposed amendments to Article Six [Part 1 of 3] of the draft Unified Development Ordinance (UDO) including:

1. Reorganization;
2. Revising minimum off-street parking requirements;
3. Striking parking credits and reductions due to a lack of depth, and shifting emphasis of alternative parking regulations/requirements to special studies and shared parking;
4. Revising parking module dimensions, and vehicle stacking requirements;
5. Better defining surfacing and maintenance requirements;
6. Revamping access management and circulation regulations, including driveway/access widths, spacing and corner clearances, in particular; and

7. General word-smithing.

Hearing no further comments, Sookram concluded discussion of the item and proceeded to the next item on the agenda.

8. Adjournment. Hearing no further business, Chairman Sookram adjourned the meeting at approximately 6:14 p.m.

APPROVED:



Dev Sookram, Chairman

ATTEST:



Troy Anderson, Planning Director